



Lode Road, Lode, Cambridge, Cambridgeshire
CB25 9ET

Pocock + Shaw

59 Lode Road
Lode
Cambridge
Cambridgeshire
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A particularly spacious 4 bedroom semi detached house in a small, quiet and pretty village beside historic Anglesey Abbey.

- 29'9" Well equipped Kitchen/Dining room
- 21'10" Living Room
- Ground floor Shower/Cloakroom
- 4 Bedrooms
- Family Bathroom and En-Suite Shower
- Gas central heating
- Technological features including remote controlled heating and lighting
- Large garden with timber cabin
- Off-road parking
- Easy access to Cambridge, Newmarket and A14

Offers Around £485,000



Lode is a small attractive village situated off the B1102 about 7 miles east of Cambridge and 8 miles west of Newmarket and well placed for access to both as well as for the area's principle road routes including the A14. There are well regarded primary and secondary schools in the adjoining larger village of Bottisham which also has further facilities, including a number of shops.

This semi detached house has been much extended and improved to provide very spacious family accommodation including a very large and well equipped kitchen/dining room and spacious separate living room. Features include remote controlled heating and lighting and a large garden at the bottom of which is a timber cabin.

Entrance Hall () with radiator, doors to office/family room and kitchen/dining room.

impressive Kitchen/Dining Room 29'5" x 14'10" (8.97 m x 4.52 m) with plenty of natural light but also fitted with 'ambient' adjustable lighting. The kitchen has a huge amount of storage as well as being fitted with a 5 ring gas hob in the central island, electric oven, microwave, fridge/freezer, washer/dryer and dishwasher, inset sink, sliding patio doors to rear and door to

Shower Room 11'10" x 6'2" (3.60 m x 1.87 m) with large shower, basin, wc and tubular radiator/towel rail.

Spacious Living Room 21'11" x 12'6" (6.67 m x 3.81 m) with display shelving, adjustable lighting, coving, sliding patio doors to rear garden, under-stairs store cupboard, doors to kitchen and

Office/Family room 13'3" x 12'5" (4.04 m x 3.79 m) A versatile and well proportioned room suitable for a variety of uses, such as a study or playroom.

First Floor

Landing with access to roof space.

Front Bedroom 1 13'4" x 12'5" (4.06 m x 3.79 m) with remote controlled black- out blind and door to

En-suite Shower Room 10'8" x 5'8" (3.25 m x 1.73 m) with wide shower, wc, twin hand basins and tubular radiator/towel rail.

Front bedroom 2 13'3" x 10'10" (4.03 m x 3.31 m) with remote control black-out blind, airing cupboard with gas boiler and insulated hot water tank.

Rear Bedroom 3 11'8" x 9'9" (3.55 m x 2.98 m)

Rear Bedroom 4 8'2" x 6'6" (2.48 m x 1.99 m)

Family Bathroom 10'9" x 6'7" (3.27 m x 2.00 m) with large shower bath, hand basin wc, and tubular radiator/towel rail.

Outside

Front Garden with gravelled parking for 2 cars. Large enclosed rear garden with patio area and lawn.

Timber Cabin 15'5" x 12'2" (4.70 m x 3.72 m) with lighting and power

Services Mains electricity, gas, water and drainage

Tenure Freehold

Council tax band C

Viewing By arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

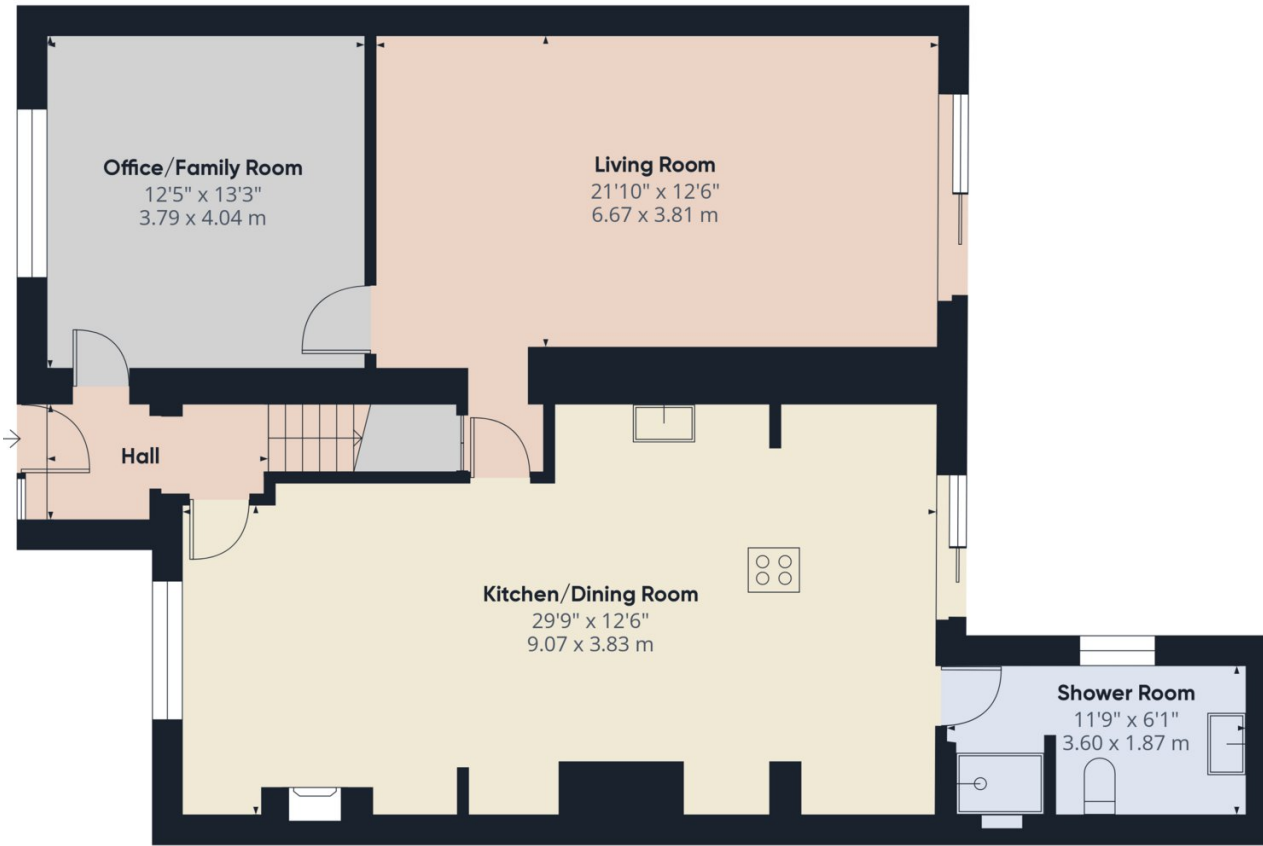
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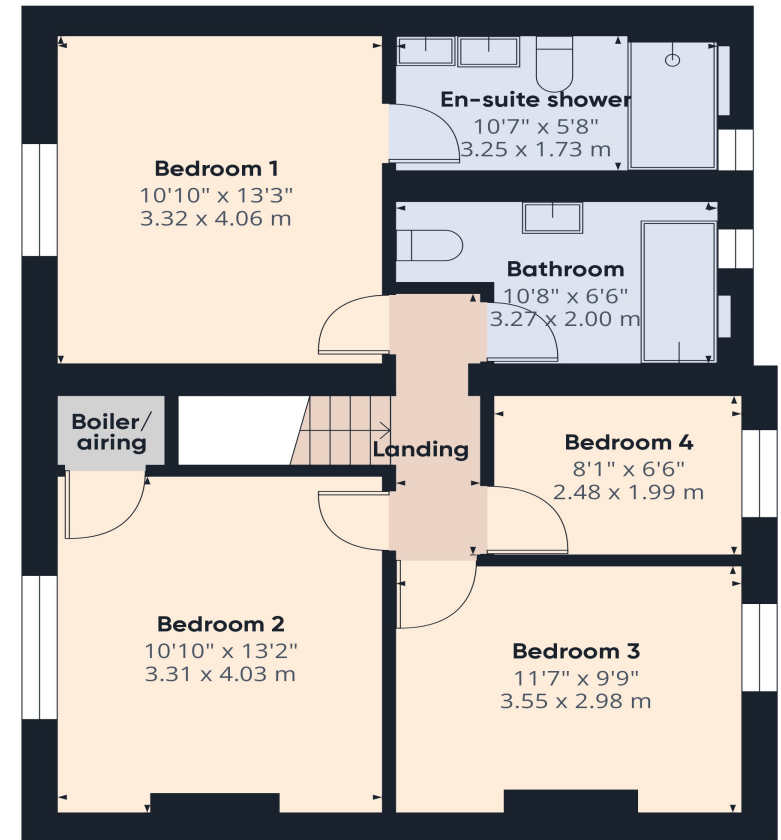
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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Ground Floor



First Floor

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